



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1806 13 Avenue S
Lethbridge, Alberta

MLS # A2333871



\$529,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,127 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Double Garage Detached, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Bookcases, Built-in Features, Separate Entrance, Track Lighting		

Inclusions: N/A

Welcome to this beautifully maintained bungalow in the highly sought-after Agnes Davidson neighbourhood! Situated on a spacious corner lot, this charming home offers almost 1200 square feet of comfortable living space with 4 bedrooms and 2 full bathrooms, making it an excellent choice for families, first-time buyers, or anyone looking for room to grow. Step inside to discover original hardwood floors that add warmth and character throughout the main level. The functional layout provides bright, inviting living spaces, while the fully developed basement features an additional bedroom, full bathroom, and a dedicated additional storage room to keep everything organized. One of the home's standout features is the incredible 300 sq. ft. heated attached sunroom—an ideal space to relax year-round, entertain guests, or create the ultimate hobby room. Complete with hot tub hookups, it's ready for you to design your own private retreat. There is also a private entry to the basement here, so there is some potential for suite conversion. Outside, you'll fall in love with the massive, meticulously maintained backyard, offering plenty of room for kids, pets, gardening, or summer gatherings. The oversized double detached garage includes built-in shelving for exceptional storage and workspace, while the adjacent parking pad provides convenient space for your RV, boat, or additional vehicles. Located close to schools, parks, shopping, and all South Lethbridge amenities, this move-in-ready home combines timeless character, outstanding outdoor space, and practical features in one exceptional package. Don't miss your opportunity to make this Agnes Davidson gem your new home! Book a viewing with your Realtor before it's gone…